



## **Mapped Districts**

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# **Article II**

## **Fort Mill Unified Development Ordinance**

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## Section 2.1 Districts Established

**Establishment of Zone Districts.** The following zone districts are established:

Table 2-1, Zone Districts Established		
Category	Designation	District Name
Residential Districts	R-25	Low Density Single Family
	R-10	Low/Moderate Density Single Family
	R-5	Moderate Density Single Family
	RT-8	Medium Density Residential
	RM-12	High Density Residential
Commercial Districts	LC	Local Commercial
	DC	Downtown Core
	GC	General Commercial
Industrial District	LI	Light Industrial
Mixed Use Districts	NMU	Neighborhood Mixed Use
	CMU	Community Mixed Use
	TOMU	Transit Oriented Mixed Use
Overlay Districts	COD	Corridor Overlay
	COD-N	Corridor Node Overlay
	HPOD	Historic Preservation Overlay

## Section 2.2 Zoning Map

- A. **General.** The official zone district map designates the location and boundaries of the various zone districts established in this ordinance within the Town of Fort Mill. The official zone district map shall be kept on file in the office of the town clerk and be available for public inspection during normal business hours. The original official version of the map shall be identified by the signature of the mayor attested by the town clerk. It may be kept in either hardcopy or digital form. It shall be the final authority as to the status of the current zone district classification of land in the town.
- B. **Amendments.** The town council may, at its discretion or upon formal application, amend the zoning map, in accordance with the amendment procedures of [Article XX](#).

## Section 2.3 District Boundaries Interpreted

- A. Unless otherwise expressly stated in the ordinance, zone district boundaries shall be considered to be lot lines or the centerline of streets, alleys, railroad rights-of-way, streams and rivers, town limit boundaries, or such lines extended.
- B. When the street or property layout existing on the ground is inconsistent with that shown on the official zoning map, the zoning board of appeals shall interpret the district boundaries.

## Section 2.4 Lots Divided by Zoning Line

Where a zoning line divides a lot, the entire lot shall be considered to be wholly within the more restrictive zoning district. Table 2-1 lists districts from most restrictive to least restrictive.

## Section 2.5 Zoning of Vacated Areas

Whenever any street, alley or other public way within the town is vacated by official governmental action, and when the lands within those vacated lands attach to and become a part of lands adjoining the street, alley, or public way, those lands shall automatically be subjected to the same zoning regulations as are applicable to the adjoining lands.



## **Section 2.6                      Zoning of Annexed Areas**

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When land is annexed into the town, it shall be zoned R-25 until or unless the town council takes action to classify it as another zone district.

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